

QUITCLAIM DEED WITHOUT COVENANT

TRANSFER
TAX
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1887Release Deed
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KNOW ALL MEN BY THESE PRESENTS, that EASTERN SAVINGS BANK, F.S.B., having a mailing address of Executive Plaza 2, 11350 McCormick Road, Suite 200, Hunt Valley, Maryland 21031 ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration paid by FAMILY MORTGAGE SERVICE CORPORATION NO. 13, having a mailing address care of Eastern Savings Bank, F.S.B., Executive Plaza 2, 11350 McCormick Road, Suite 200, Hunt Valley, Maryland 21031 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Grantee, its successors and assigns forever, all of its right, title and interest, if any, in and to the following described property (the "Property"):

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described as follows, to wit:

On the South by Oak Street; on the West by a vacant lot owned by one Edward C. Willett, or if not so owned by him, then the owner is unknown; on the North by land of Alfred J. and Charlotte Rancourt; and on the East by land of one Edgar Brown. Being the same as is known as 27 Oak Street.

TO HAVE AND TO HOLD the same, together with all of the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

THE PROPERTY HEREBY CONVEYED IS SOLD "AS IS, WHERE IS AND WITH ALL FAULTS." GRANTOR, AND ITS AGENTS, MAKE NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO THE BOUNDARIES OR ACREAGE OF THE PROPERTY, OR AS TO ANY OF THE MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO DEVELOPMENT RIGHTS, MERCHANTABILITY, HABITABILITY, OR AS TO ANY OTHER MATTER, INCLUDING WITHOUT LIMITATION, LAND USE, ZONING AND SUBDIVISION ISSUES.

Grantor is transferring the Property in its capacity as assignee of foreclosing mortgagee and plaintiff pursuant to a civil action foreclosure under 14 M.R.S.A. § 6321 et. seq., brought in the Kennebec County Superior Court, being entitled Citizens Bank of Massachusetts v. David L. Collins, et al., CV-95-340, relating to the foreclosure of a

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mortgage dated September 28, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3809, Page 293.

Conveyance of the Property is also subject to all unpaid real estate taxes, if any, due to the City of Waterville, together with interest, fees and costs thereon, and all other assessments and charges including, but not limited to, sewer and water charges, now or hereafter due.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its name by JONATHAN I. FELDMAN, its Vice President, hereunto duly authorized this 19th day of July, 1996.

SIGNED, SEALED AND DELIVERED

in the presence of

EASTERN SAVINGS BANK, F.S.B.

Thomas Mee

By: J. I. Feldman
Name: JONATHAN I. FELDMAN
Title: VICE - PRESIDENT

STATE OF MARYLAND
COUNTY OF Franklin, SS.

July 19, 1996

Personally appeared the above-named JONATHAN I. FELDMAN, as Vice President of Eastern Savings Bank, F.S.B. and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity, and the free act and deed of Eastern Savings Bank, F.S.B.



Before me,

Courtney Sharon Zirin
Notary Public/~~Attorney At Law~~
Printed Name:

COURTNEY SHARON ZIRIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 23, 1998

COR:79257-1.DOC

RECEIVED KENNEBEC SS.

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ATTEST: Robert B. Mee
REGISTER OF DEEDS